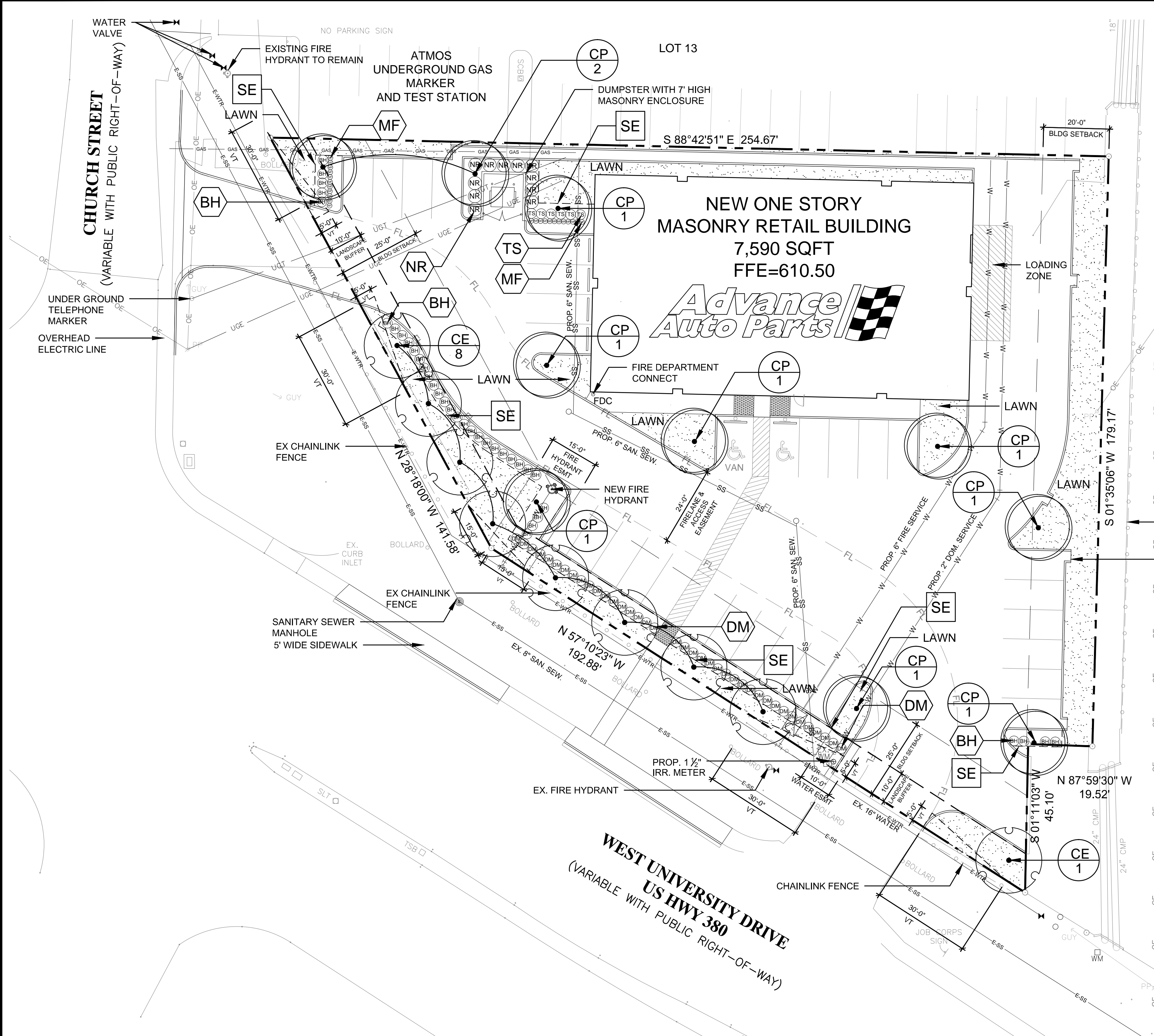


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PLANT LIST

SYM	COMMON NAME	BOTANICAL NAME	QTY	SIZE	HEIGHT	SPREAD	ROOT BALL	REMARKS
LARGE CANOPY TREES								
CE	CEDAR ELM	ULMUS CRASSIFOLIA	9	4" CAL.	12'	8'-10'	B & B	SINGLE TRUNK, FULL AND MATCHED
CP	CHINESE PISTACHE	PISTACIA CHINENSIS	10	4" CAL.	12'	8'-10'	B & B	SINGLE TRUNK, FULL AND MATCHED
SHRUBS								
BH	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	36	N/A	24"	24"	5 GAL	FULL & MATCHED, 36" O.C. SINGLE ROW
DM	DWARF WAX MYRTLE	MYRTICA PUSILLA	39	N/A	24"	24"	5 GAL	FULL & MATCHED, 36" O.C. SINGLE ROW
NR	NELLIE R STEVENS HOLLY	ILEX X NELLIE R. STEVENS'	11	N/A	72"	36"	5 GAL	FULL & MATCHED, 48" O.C. SINGLE ROW
TS	TEXAS SAGE 'GREEN CLOUD'	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	6	N/A	24"	24"	5 GAL	FULL & MATCHED, 36" O.C. SINGLE ROW
GRASSES								
MF	MEXICAN FEATHERGRASS	NASSELLA TENUISSIMA	23	N/A	12"	12"	1 GAL	FULL & MATCHED, 18" O.C. TRIA SPACED
LAWN								
LAWN	BERMUDA GRASS	CYNODON SPP.	5,730 SF					SOLID SOD
MISCELLANEOUS								
MULCH	SHREDDED HARDWOOD MULCH							3 INCH DEPTH PLACE OVER FILTER FABRIC
SE	STEEL EDGING							3/16" THICK X 6" ONLY 1/2" EXPOSED ABOVE SOIL LINE

** FOR SHRUBS MINIMUM CONTAINER SIZE IS USED UNDER ROOT BALL, HOWEVER PLANTS PLANTED SHALL MEET THE MINIMUM HEIGHT AS CALLED OUT IN THE PLANT LIST, WHICH COULD RESULT IN REQUIRING A LARGER CONTAINER SIZE TO MEET THE HEIGHT REQUIREMENT. THIS MAY REQUIRED A CONTAINER SIZE LARGER THAN THE ONES USED UNDER ROOT BALL.

LANDSCAPE REQUIREMENTS TABULATION

LANDSCAPE AREA	SF	PERCENT
SITE AREA	36,399	100%
STREET YARD AREA	24,730	68%
LIVING LANDSCAPE REQUIRED 10% OF SITE AREA	3,640	10%
LIVING LANDSCAPE PROVIDED	7,054	19%
PERMANENT LANDSCAPE AREA REQUIRED 15% OF STREET YARD AREA	3,710	10%
PERMANENT LANDSCAPE AREA PROVIDED	5,706	16%

STREET TREES	PROPERTY LINE LF	TREES REQUIRED	TREES PROPOSED
4" CALIPER 1 CANOPY TREE PER 40 L.F. OF STREET FRONTAGE			
CHURCH STREET	142	4	4
WEST UNIVERSITY DRIVE	193	5	5
TOTAL TREES		9	9

PARKING LOT LANDSCAPE ISLAND	SF	QTY
LANDSCAPE ISLAND REQUIRED (ONE LANDSCAPE ISLAND AT THE TERMINUS OF EACH PARKING ROW, WITH MINIMUM 162 SF FOR EACH LANDSCAPE ISLAND)	1,620	10
LANDSCAPE ISLAND PROVIDED	1,572	10
TREE REQUIRED (MIN. ONE CANOPY TREE PER LANDSCAPE ISLAND)		10
TREE PROVIDED		10

	SF	PERCENT
LIVING PLANTS AREA REQUIRED (MIN. 50% OF THE ISLAND COVERED WITH LIVING PLANT MATERIAL)	786	50%
LIVING PLANTS AREA PROVIDED	1,247	79%
MULCH AREA REQUIRED (MAX. 50% OF THE LANDSCAPE ISLAND COVERED WITH MULCH)	786	50%
MULCH AREA PROVIDED	326	21%

PARKING LOT SCREENING	LINEAR FEET	REQUIRED SHRUBS QUANTITY	PROVIDED SHRUBS QUANTITY
AT LEAST 75% OF THE FRONTAGE OF PARKING LOTS, ADJACENT TO A PUBLIC R.O.W., WITHIN THE STREET SHALL BE SCREENED WITH MIN. 3 FEET HEIGHT EVERGREEN SHRUBS			
CHURCH STREET	106	27	32
WEST UNIVERSITY DRIVE	145	36	39
TOTAL SHRUBS		63	71

NOTES:
 (I) **STREET YARD AREA:** THE AREA BETWEEN THE FRONT PROPERTY LINE AND THE MINIMUM FRONT SET BACK LINE
 (II) **LANDSCAPE AREA:** COUNTING TOWARD MINIMUM LANDSCAPING REQUIREMENTS SHALL BE LARGER THAN 25 S.F. IN AREA OR LARGER THAN 5 FEET IN WIDTH.
 (III) **CANOPY TREE:** SHALL HAVE A MINIMUM SPREAD OF CROWN OF 25 FEET AT MATURITY. SHALL BE A MINIMUM OF 4 INCHES CALIPER AS MEASURED 6 INCHES ABOVE THE GROUND AND 12 FEET IN HEIGHT AT THE TIME OF PLANTING.
ORNAMENTAL TREE: SHALL HAVE A MINIMUM SPREAD OF CROWN GREATER THAN 25 FEET AT MATURITY. SHALL BE MINIMUM OF 2 INCHES IN CALIPER AS MEASURED 6 INCHES ABOVE THE GROUND AND 8 FEET IN HEIGHT AT THE TIME OF PLANTING.
 (IV) **PARKING LOT TREES:** AT LEAST 1 TREE WITHIN 65 FEET OF EVERY PARKING SPACES. IN AREA OR LARGER THAN 5 FEET IN WIDTH.
 (V) **DUMPSTER SCREENING:** EVERGREEN SHRUB (ACCEPTABLE FOR SIXFOOT SCREENING) SHALL BE PROVIDED AROUND DUMPSTER SCREENING WALL, AND THE PLANT MATERIALS MUST BE A MINIMUM OF 3 FEET IN HEIGHT AT THE TIME OF PLANTING, UNLESS NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY OR A PUBLIC USE AREA
 (VI) **TREE CALIPER:** A MINIMUM OF 50 PERCENT OF THE TOTAL TREES REQUIRED FOR THE PROPERTY SHALL BE CANOPY TREES CALIPER, AS SPECIFIED ON THE APPROVED PLANT LIST.
 (VII) **TREE DISTANCE:** NO TREE SHALL BE PLANTED CLOSER THAN 4 FEET TO A R.O.W. LINE NOR CLOSER THAN 8 FEET TO A PUBLIC UTILITY LINE (WATER OR SEWER), UNLESS NO OTHER ALTERNATIVE IS AVAILABLE.
 NO TREE THAT HAS A MATURE HEIGHT OF 25 FEET OR GREATER SHALL BE PLANTED BENEATH AN EXISTING OR PROPOSED OVERHEAD UTILITY LINE.

NOTES:
 THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

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 Southlake, TX 76092
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1 LANDSCAPE PLAN

1"=20'-0"

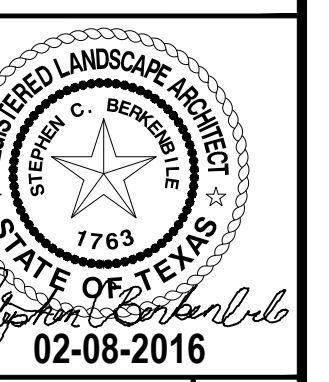
LEGEND

	CANOPY TREE		SHRUBS		ORNAMENTAL GRASSES		PROPOSED FIRE LANE		EXISTING OVERHEAD ELECTRICAL LINE
	CEDAR ELM (CE)		DWARF BURFORD HOLLY (BH)		MEXICAN FEATHER GRASS (MF)		PROPOSED GAS LINE		EXISTING WATER LINE
	CHINESE PISTACHE (CP)		DWARF WAX MYRTLE (DM)		LAWN		PROPOSED SERVICE SANITARY SEWER LINE		EXISTING SANITARY SEWER LINE
			NELLIE R STEVENS HOLLY (NR)		PROPERTY LINE		PROPOSED DOMESTIC WATER LINE		FIRE DEPARTMENT CONNECT
			TEXAS SAGE 'GREEN CLOUD' (TS)		BUFFER LINE		PROPOSED UNDERGROUND ELECTRICAL LINE		WATER VALVE
					STEEL EDGING		PROPOSED UNDERGROUND TELEPHONE LINE		FIRE HYDRANT
					VISIBILITY TRIANGLE				



NOTES:
 FOR LANDSCAPE NOTES, SEE SHEET L-2.

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PROPOSED ADVANCE AUTO PARTS STORE
 LOTS 14 & 15, MILLIE MUSE ADDITION
 104 W. UNIVERSITY DRIVE
 CITY OF MCKINNEY, TX
LANDSCAPE PLAN

Issue Dates:
 FEBRUARY 2016

Date	Revisions

Scale: AS SHOWN
 Drawn By: YC
 Checked By: DB

Sheet
L-1

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 By Planning Department at 3:03 pm, Feb 11, 2016